

To: Helena Flats Land Use Advisory Committee, Flathead County Planning Office  
From: Shirley Anderson  
Re: Minutes February 1, 2007 meeting  
Date: February 2, 2007

**Meeting called to order** by Shirley Anderson at 7:30 p.m. at the Helena Flats School Library.

**HFLUAC attending** were Shirley Anderson, Michael Golembeski, Jan Stephens, Loren Vranish, and Marc Hinrichs. Absent were Pete Burkett, excused, and Ray Young.

**Visitors:** Linda Johnson

**Minutes from January:** Approved.

**Public Comments:** None

**Communication received:**

-Confirmation of Marc Hinrichs to fill remaining year of Gray's term.

**Notebook annual additions and updates:**

**Additions:** Table of Contents, HFNPlan Process, New Owner Letter, (accepted unanimously by the committee), Subdivision Spreadsheet, SD Process time, Maps: Flathead County Zoning, HFSchool District#15, List of larger maps mounted on 3x4 boards.

**Updates:** HFDistrict Facts, HFLUAC list, Flathead Co. Planning Office Organizational Chart, Flathead County Planning Board, Agencies/Names  
If existing maps were indistinct in color, new maps were offered.

**Jan Stephens reported** no new major or minor subdivision applications.

**Growth Policy:** -Commissioner approval slated for February 5.

-Protection of aquifer, feet from surface to aquifer, was changed from 5' to 8' and back to 5'. Committee voted unanimously to send the following to the commissioners.  
"The Helena Flats Land Use Advisory Committee recommends a return to 8' between surface and aquifer. Protection of our aquifers is a primary concern for all development."

**By-Laws Status:** County Attorney sent the by-laws to the Planning Office for the approval of Jeff Harris. Shirley consulted with Jeff and recommended the following changes:

Article 5, I.A "Committee members must own real property in the Helena Flats Land Use Area as defined (delete and) or live in the area." (If Growth Policy continues to include residents as possible committee members, that change in our by-laws will be adopted.)

Article 12.I.A Remove second sentence. "*Information of minor subdivisions should be sent to the Advisory Committee at least one month before the commissioner hearing.*" (Planning office will not do this.)

Committee voted unanimously to accept these changes. It is hoped the by-laws will be approved by our March meeting.

**Impact Fees:** Illegal for schools. Developers often work with schools to allay costs associated with development.

**Michael Golembeski** expressed concern for air quality from the proposed asphalt plant at the Russ Olsen Paveco Gravel Pit.

**Helena Flats landowners and residents are encouraged to attend HFLUAC meetings. A time for input on any concern or item on the agenda is scheduled at each meeting. Next meeting: Thursday, March 1, 2007, HF School Library, 7:30 p.m.**

**Motion for adjournment**

